

PEGOLI WALTER JR & ABBY A
940152 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

45-2N-28-0785-0004-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						578,386						
TOTAL MARKET OB/XF VALUE						90,727						
TOTAL LAND VALUE - MARKET						445,500						
TOTAL MARKET VALUE						1,114,533						
SOH/AGL Deduction						167,926						
ASSESSED VALUE						946,607						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						895,885						
TOTAL JUST VALUE						1,114,533						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,127,212						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
C0230009948				CO				446,546		08/02/2023		
B230006877				SCRN ENCL				27,568		05/25/2023		
22016477				SWIM POOL				80,000		11/02/2022		
22008756				NEW CONSTR				446,546		06/07/2022		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2708/390		4/25/2024		WD	Q	V	03	307,500				
GRANTOR: SOUND POINT LLC												
GRANTEE: PEGOLI ABBY & WALTE												
2484/0546		7/30/2021		SW	Q	V	02	300,000				
GRANTOR: SOUND POINT LLC												
GRANTEE: PEGOLI WALTER JR &												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=90,10] W15 S13 D3L3 W12 S9 W15 N5 W15 S44												
E4 S2 E8 N2 E3 E1 N6 E20 E24 N13 N45 \$												
FOP=[YR=2024;ORIG=75,10] S13 D3L3 W12 S9 W15 N5 W1 N4 E11												
U5R5 N11 E15 \$												
FOP=[YR=2024;ORIG=90,55] E8 S13 W8 N13 \$												
FGR=[YR=2024;ORIG=66,68] E24 S29 W24 N21 N8 \$												
FOP=[YR=2024;ORIG=46,68] E20 S8 W21 N2 E1 N6 \$												
.												
ND UE												
OTHER ADJUSTMENTS AND NOTES				YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
99,500												
46,000												
Common: 445,500												
PRINTED 07/30/2025 BY SYS												